

**EAST COCALICO TOWNSHIP PLANNING COMMISSION MEETING
EAST COCALICO TOWNSHIP BUILDING
100 HILL ROAD, DENVER, PA
MONDAY, OCTOBER 23, 2023, 7:00 PM**

CALL TO ORDER by Chair Wenger at 7:00 PM

ATTENDANCE

PRESENT:	Paul Wenger, Chair	[X]
	Steve Brubaker	[X]
	Allan Day	[X]
	Steve Graybill	[X]
	Allen Maxwell	[]
	Donald Miller	[X]
	Chuck Shupp	[X]

MEETING MINUTES

Mr. Miller made a motion to approve the September 25 Meeting minutes, as presented. The motion was seconded by Mr. Shupp.

There was no public comment.

By unanimous vote the motion was approved.

AGENDA ITEMS

1. Roechling (LD 2022-01) – Stephen Sproles, Engineer for the Applicant, provided an overview of a proposed expansion to an existing medical use at Denver Road. Mr. Sproles noted receipt of the NPDES permit, and commented on potential ADA ramp improvements, proposed grading within the electric utility right-of-way, and required retaining wall designs.

Mike Reinert, Township Engineer, commented on the Applicants' proposed waivers, and the Members considered same:

- a) Mr. Day made a motion to recommend a waiver to permit a blanket stormwater easement. The motion was seconded by Mr. Miller. There was no public comment. By unanimous vote the motion was approved.
- b) Mr. Graybill made a motion to recommend a waiver as to maximum loading ratios. The motion was seconded by Mr. Brubaker. There was no public comment. By unanimous vote the motion was approved.
- c) Mr. Brubaker made a motion to recommend a waiver as to stormwater post peak rates. The motion was seconded by Mr. Miller. There was no public comment. By unanimous vote the motion was approved.
- d) Chair Wenger made a motion to recommend a waiver to permit a preliminary/final plan submission. The motion was seconded by Mr. Shupp. There was no public comment. By unanimous vote the motion was approved.

- e) Mr. Miller made a motion to recommend a waiver as to permitted plan scale. The motion was seconded by Mr. Shupp. There was no public comment. By unanimous vote the motion was approved.
- f) Chair Wenger made a motion to recommend a waiver as to permitted plan sheet size. The motion was seconded by Mr. Brubaker. There was no public comment. By unanimous vote the motion was approved.
- g) Mr. Miller made a motion to recommend a waiver as to the inclusion of certain existing features on the plan set. The motion was seconded by Mr. Day. There was no public comment. By unanimous vote the motion was approved.
- h) Mr. Shupp made a motion to recommend a waiver of an archeological study. The motion was seconded by Mr. Brubaker. There was no public comment. By unanimous vote the motion was approved.
- i) Chair Wenger made a motion to recommend a waiver as to a steep slope report. The motion was seconded by Mr. Graybill. There was no public comment. By unanimous vote the motion was approved.
- j) Mr. Miller made a motion to recommend a waiver as to drive-thru truck parking spaces. The motion was seconded by Mr. Day. There was no public comment. By unanimous vote the motion was approved.
- k) Chair Wenger made a motion to recommend a deferral of ADA ramp upgrades. The motion was seconded by Mr. Miller. There was no public comment. By unanimous vote the motion was approved.
- l) Mr. Brubaker made a motion to recommend a waiver as to curb specifications. The motion was seconded by Mr. Shupp. There was no public comment. By unanimous vote the motion was approved.

Mr. Graybill made a motion to recommend the Board of Supervisors grant Preliminary/Final Plan Approval for Roechling (LD 2023-01), subject to the Applicant satisfying all items in the standing reviewing letters. The motion was seconded by Mr. Miller.

There was no public comment.

By unanimous vote the motion was approved.

2. 935 Stone Hill Road (LD 2023-04) – Larry Grybosky, Engineer for the Applicant, provided an overview of a plan to establish an office and storage use at a developed property at Stone Hill Road.

Mr. Reinert commented on the proposed waiver of open space requirements. It was the consensus of the Members the Applicant pay a fee in lieu of providing required open space.

Mr. Brubaker made a motion to not recommend a waiver of open space requirements. The motion was seconded by Mr. Miller. There was no public comment. By unanimous vote the motion was approved.

The Members considered the following:

- a) Mr. Miller made a motion to recommend a waiver as to Final Plan consideration. The motion was seconded by Mr. Graybill. There was no public comment. By unanimous vote the motion was approved.
- b) Mr. Shupp made a motion to recommend a waiver of required street trees. The motion was seconded by Mr. Graybill. There was no public comment. By unanimous vote the motion was approved.

- c) Chair Wenger made a motion to defer sidewalk installation. The motion was seconded by Mr. Miller. There was no public comment. By unanimous vote the motion was approved.
- d) Mr. Day made a motion to waive monumentation. The motion was seconded by Mr. Brubaker. There was no public comment. By unanimous vote the motion was approved.

Mr. Day made a motion to recommend the Board of Supervisors grant Preliminary/Final Plan Approval for 935 Stone Hill Road (LD 2023-0), subject to the Applicant satisfying all items in the standing reviewing letters. The motion was seconded by Mr. Miller.

There was no public comment.

By unanimous vote the motion was approved.

- 3. C&B Development, LLC (RZ 2023-03) – Andy Baldo, Petitioner, provided an overview of a proposal to rezone from Agricultural to Light Industrial property at Gehman School Road and Stone Hill Road. Mr. Baldo noted the project would proceed without LERTA tax consideration, if so required by the Township.

Mr. Baldo commented on agricultural land preservation efforts, and on amending the petition to rezone to include the entire subject parcel.

Matt Close, Petitioner, commented on property location, previous property zoning, property and abutting properties' development history, and potential commercial developments.

There was general discussion regarding transfer development rights, Agricultural Security Areas, potential improvements at the property frontage, and industrial users support for the Township's volunteer fire companies.

Discussion on the Petition will be continued at the November 27 Meeting.

- 4. LERTA – Tommy Ryan, Township Manager, provided an overview of two proposed ordinances – Ordinance 2023-07 and Ordinance 2023-08 – to amend and to repeal the Township Code as to the Local Economic Revitalization Tax Assistance Act District (LERTA), respectively.

Mr. Graybill commented on the fiscal impact to the Township.

There was general discussion on properties currently enrolled in the LERTA program, and on development trends in the region.

Mr. Miller made a motion to recommend the Board of Supervisors approve proposed Ordinance 2023-08, to repeal the LERTA program. The motion was seconded by Mr. Day.

There was no public comment.

The motion was not approved, 3-3, with Mr. Miller, Mr. Day, and Mr. Shupp voting yes, and with Mr. Graybill, Mr. Brubaker, and Chair Wenger voting no.

Chair Wenger made a motion to recommend the Board of Supervisors approve proposed Ordinance 2023-07, to amend the LERTA program to remove the Heavy Industrial and the Light Industrial zoning districts as Deteriorated Areas. The motion was seconded by Mr. Shupp.

There was no public comment.

The motion was not approved, 3-3, with Chair Wenger, Mr. Miller, and Mr. Shupp voting yes, and with Mr. Graybill, Mr. Brubaker, and Mr. Day voting no.

5. Meeting Minutes – There was discussion regarding comment as to affordable housing made and included in the minutes for the July 24 Meeting.
6. Subdivision & Land Development Updates – Mr. Reinert provided an update on active subdivision and land development applications.

ADJOURNMENT

There being no additional business, the meeting adjourned at 8:59 PM.

Respectfully Submitted:

Tommy Ryan
Township Manager